

STEPHENVILLE TYPE B ECONOMIC DEVELOPMENT AUTHORITY
Special Meeting
Stephenville, Texas
February 29th, 2024

The Stephenville Type B Economic Development Authority convened on Thursday, February 29th, 2024, at 4:00 p.m., in the SEDA conference room at 1050 Airport Road, Stephenville, Texas, with the meeting being open to the public and notice of said meeting, giving the date and time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

Directors:

Chris Gifford
Marion Cole
Ricky Thurman
Metta Collier
Malcolm Cross
Gerald Cook
~~Lori Beaty~~ (absent)
Kelijon Nance

Also in attendance: ex-officio members, President Jeff Sandford, Vice President Ashleigh Feuerbacher.

I. Call to Order

Chairman Gifford called the meeting of the Stephenville Type B Economic Development Authority to order at 4:00 p.m.

II. President's Report

- The Board was given updates on several projects. Examples included: the opening of the second Starbucks location, and scheduled openings for Atwoods, HteaO, Mod Hotel, and Take 5 Oil. Sandford stated that these projects are increasing Stephenville's revenue stream and bringing value to the community.
- President Sandford also spoke to one of the new construction projects on campus, the Tarleton State Convocation Center, which is scheduled to be operational by 2025. It was noted that the convocation center has spurred interest amongst SEDA contacts within the retail and hospitality industries.
- President Sandford reported on the organization's participation in a variety of events over the past month. Staff has either attended or been involved with the TSU Symposium, Retail Interface Austin, ICSC Red River, and the TEDC Winter Conference. A few upcoming events were mentioned and included an invitation to the Governor Economic Excellence Award Ceremony, where SEDA will be recognized for their contribution to the State's success in securing economic growth and development, the Tarleton Gala, Career Club Academy, and ICSC Las Vegas. These events demonstrate that SEDA continues to work diligently to represent and serve the community's interests.

III. Consent Agenda

- a) **Minutes from Special Meeting: December 21, 2023**
- b) **Financial Report: ending December 31, 2023**
- c) **Financial Report: ending January 31, 2023**

Motion by Metta Collier, seconded by Malcolm Cross, to approve the Consent Agenda. **Motion Approved.**

IV. Board appointments and officer elections for 2024

New Board appointments were discussed, and nominations were made for the 2024 Board of Directors, officer positions. The nominations were presented as follows:

- Marion Cole - Chairman
- Ricky Thurman - Vice Chairman
- Kelijon Nance - Secretary
- Metta Collier - Treasurer

Motion by Gerald Cook, seconded by Kelijon Nance, to approve the Board officer positions. **Motion Approved.**

Motion by Kelijon Nance, seconded by Malcolm Cross, to appoint Chris Gifford to ex-officio member position. **Motion Approved.**

V. Discussion and possible action regarding amendments to the Facade and Infrastructure Improvement Program and Performance Agreement

Motion by Kelijon Nance, seconded by Gerald Cook, to approve amending the Facade and Infrastructure Improvement Program as and Performance Agreement as presented. **Motion Approved.**

VI. The Board went into Executive Session at 4:58 p.m. In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with Section 551.087 Economic Development: discussion concerning the following project;

1. **Project Vulcan**
2. **Project J-24**
3. **Project Feather**
4. **Project Congo**
5. **Project Reload**
6. **Project Champ**

VII. Action taken on matters discussed in Executive Session

No Action Taken

The Board reconvened in open session at 5:48 p.m.

VIII. Adjourn

Chairman Cole adjourned the meeting at 6:10 p.m.